

EXHIBIT B

Architectural Design Services Scope of Work

1. General

- 1.1. Architecture
 - 1.1.1. Attend all project coordination meetings
- 1.2. Interior Design
- 1.3. Structural Engineering
- 1.4. Civil Engineering including Public Improvements
- 1.5. Natural Resources Design
- 1.6. Mechanical Engineering
- 1.7. Electrical Engineering
 - 1.7.1. Solar Assessment/Design
 - 1.7.2. Data System
 - 1.7.3. CATV System
 - 1.7.4. Building Security System
 - 1.7.5. Fire Alarm System
 - 1.7.6. Paging System
 - 1.7.7. Audio-Video System
 - 1.7.8. Distributed Antenna System (if needed)
 - 1.7.9. Daylighting Controls
 - 1.7.10. County Library RFID System coordination / implementation
- 1.8. Plumbing Engineering
- 1.9. Landscape & Irrigation
- 1.10. Signage & Wayfinding
- 1.11. Commissioning
- 1.12. Furniture, Fixtures and Equipment (FF&E)
 - 1.12.1. Design of FF&E including shelving
 - 1.12.2. Vendor selection by the Architect (minimum of 3 proposals)
 - 1.12.3. Procurement by Owner
- 1.13. LEED / Sustainability (if desired by Owner)

2. Research / Due Diligence

- 2.1. Project goals & objectives
- 2.2. Existing site / building assessment including existing building measured drawings
- 2.3. Natural resources assessment
- 2.4. AHJ requirements / process
- 2.5. Conduct tour of similar facilities
- 2.6. CM/GC selection
- 2.7. Research / due diligence report
- 2.8. Coordinate Owner review / feedback

3. Program

- 3.1. Review / update previous program
- 3.2. Space requirements, adjacencies and work flows
- 3.3. 20-year need projections
- 3.4. Community outreach
- 3.5. Program report
- 3.6. Coordinate Owner review / feedback

- 4. Schematic Design (SD)**
 - 4.1. Site / building options (up to 5) including perspectives and renderings
 - 4.2. Community outreach
 - 4.3. Coordinate selection of one option
 - 4.4. Submit and coordinate pre-application conference
 - 4.5. Assess if Library may remain in existing building or relocate during construction
 - 4.6. Submit and obtain land use review and approval
 - 4.7. Submit and obtain natural resources review and approval(s) / permits(s)
 - 4.8. SD plans and specifications / narrative
 - 4.9. Assist SD cost estimate (by CM/GC) including budget / scope alignment
 - 4.10. Coordinate Owner review / feedback
- 5. Design Development (DD)**
 - 5.1. Define / design building systems
 - 5.2. DD plans and specifications / narrative
 - 5.3. Assist DD cost estimate (by CM/GC) including budget / scope alignment
 - 5.4. Coordinate Owner review / feedback
- 6. Construction Documents (CD)**
 - 6.1. 50% CD plans and specifications
 - 6.2. Assist 50% CD cost estimate (by CM/GC) including budget / scope alignment
 - 6.3. Coordinate Owner review / feedback
 - 6.4. 90% CD plans and specifications
 - 6.5. Submit 90% CDs and obtain building permit and associated public works review and approval(s) / permit(s)
 - 6.6. Assist 90% CD cost estimate (by CM/GC) including budget / scope alignment
 - 6.7. Coordinate Owner review / feedback
 - 6.8. Incorporate 90% CDs CM/GC / Owner & permit review revisions and issue 100% conformed CD plans and specifications
- 7. Construction Administration (CA) (Assume 14 month duration)**
 - 7.1. Conduct weekly site observations and issue reports
 - 7.2. Review / approve substitution requests, submittals, samples and mock-ups
 - 7.3. Prepare change documents as necessary
 - 7.4. Review / certify CM/GC payment applications
 - 7.5. Commissioning
 - 7.6. Punchlist generation and resolution
 - 7.7. Review Operations & Maintenance (O&M) manuals
 - 7.8. As-constructed record drawings
 - 7.9. Project close-out
 - 7.10. (11) month walkthrough prior to warranty expiration
- 8. Exclusions (To be contracted directly with the Owner)**
 - 8.1. Site Survey
 - 8.2. Geotechnical Engineering
 - 8.3. Traffic Study
 - 8.4. Special Inspections & Materials Testing